

OPTION A

SR # 2019-0090

SPACE AVAILABLE PROPOSAL

Lease # 12032

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan (STATE). NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 1200 S. Mission St.-Suite TBD Mt. Pleasant, MI 48858		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		21,120	3,230 15.29%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 153	
WHAT IS THE CURRENT ZONING? Commercial		NUMBER OF HANDICAPPED PARKING SPACES: 6	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 153	
INITIAL LEASE TERM: 10 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 61,370.00	MONTHLY RENT 5,114.17	SQ. FT. RATE 19	
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 73,644.00	MONTHLY RENT 6,137.00	SQ. FT. RATE 22.80	
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 81,008.40	MONTHLY RENT 6,750.70	SQ. FT. RATE 25.08	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 426,360.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input checked="" type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 0 Months <input checked="" type="checkbox"/> Tenant Improvement Allowance of \$ 0			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State
Electricity	Lessor	Alarm System Equipment	Lessor
Water and Sewer	Lessor	Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
Failure to return this form will exclude you from consideration for this project. However, your name will remain on the notification list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of State.			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: February 26, 2019			
This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Marchan Darby 3111 W. St. Joseph Street Lansing, MI 48917		DATE: [Signature Box] NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

OPTION B

SR # 2019-0090

SPACE AVAILABLE PROPOSAL

Lease # 12032

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
1200 S. Mission St.-Suite TBD Mt. Pleasant, MI 48858		21,120	3,500
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 153	
WHAT IS THE CURRENT ZONING? Commercial		NUMBER OF HANDICAPPED PARKING SPACES: 6	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 153	
INITIAL LEASE TERM: 10 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE	66,500.00	MONTHLY RENT	5,541.67
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice		SQ. FT. RATE 19	
ANNUAL RATE	79,800.00	MONTHLY RENT	6,650.00
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice		SQ. FT. RATE 22.80	
ANNUAL RATE	87,780.00	MONTHLY RENT	7,315.00
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 426,360.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00	
RECYCLING AVAILABLE? <input checked="" type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 0 Months <input checked="" type="checkbox"/> Tenant Improvement Allowance of \$ 0			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities		Lessors	Telecom / Data State
Electricity		Lessors	Alarm System Equipment Lessors
Water and Sewer		Lessors	Grounds Maintenance Lessors
Janitorial Services and Supplies (including Restroom)		Lessors	Snow Removal Lessors
Water Well and/or Septic System Maintenance		Lessors	Dumpster Services Lessors
Maintenance of Sidewalks, Curbs and Parking Lot		Lessors	Maintenance of Portable Fire Extinguishers Lessors
Pest Control		Lessors	Replacement of Tubes, Bulbs, LEDs Lessors
			Building Maintenance (including Physical Plant) Lessors
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PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: February 26, 2019			
This form must be completely filled in, signed, and returned to:		DATE:	
DTMB-Real Estate Division ATTN: Marchan Darby 3111 W. St. Joseph Street Lansing, MI 48917			
NOT VALID UNLESS SIGNED & DATED			
PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
1329 S. Mission St. Mt. Pleasant, MI 48858		5,820	3,500
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 100	
WHAT IS THE CURRENT ZONING? Commercial		NUMBER OF HANDICAPPED PARKING SPACES: 4	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 100	
INITIAL LEASE TERM: 10 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE	42,000.00	MONTHLY RENT	3,500.00
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice		SQ. FT. RATE 12	
ANNUAL RATE	50,400.00	MONTHLY RENT	4,200.00
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice		SQ. FT. RATE 14.40	
ANNUAL RATE	55,440.00	MONTHLY RENT	4,620.00
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 951,240.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input checked="" type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 0 Months		RECYCLING COST PER SQUARE FOOT _____ <input checked="" type="checkbox"/> Tenant Improvement Allowance of \$ 0	
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	Lessor	Telecom / Data	State
Electricity	Lessor	Alarm System Equipment	Lessor
Water and Sewer	Lessor	Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)	Lessor	Snow Removal	Lessor
Water Well and/or Septic System Maintenance	Lessor	Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Maintenance of Portable Fire Extinguishers	Lessor
Pest Control	Lessor	Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
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PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: February 26, 2019			
This form must be completely filled in, signed, and returned to:		SIGNATURE: _____ DATE: _____	
DTMB-Real Estate Division ATTN: Marchan Darby 3111 W. St. Joseph Street Lansing, MI 48917		NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Revised: 9/11/2018

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)	
ADDRESS OF PROPOSER:		CONTACT PERSON:	
		TELEPHONE NUMBER:	
		EMAIL ADDRESS:	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:
1711 S. Mission St. Mt. Pleasant, MI 48858		69,496	3,500
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 290	
WHAT IS THE CURRENT ZONING? Commercial		NUMBER OF HANDICAPPED PARKING SPACES: 7	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 290	
INITIAL LEASE TERM: 10 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 52,500.00	MONTHLY RENT 4,375.00	SQ. FT. RATE 15	
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 63,000.00	MONTHLY RENT 5,250.00	SQ. FT. RATE 18.00	
RENEWAL OPTION: 5 yrs. CANCELLATION TYPE: Standard with 60 -days notice			
ANNUAL RATE 69,300.00	MONTHLY RENT 5,775.00	SQ. FT. RATE 19.80	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 644,880.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT:	
RECYCLING AVAILABLE? <input checked="" type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper		IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input checked="" type="radio"/> No	
		RECYCLING COST PER SQUARE FOOT	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 0 Months <input checked="" type="checkbox"/> Tenant Improvement Allowance of \$ 0			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities		Telecom / Data	State
Electricity		Alarm System Equipment	Lessor
Water and Sewer		Grounds Maintenance	Lessor
Janitorial Services and Supplies (including Restroom)		Snow Removal	Lessor
Water Well and/or Septic System Maintenance		Dumpster Services	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot		Maintenance of Portable Fire Extinguishers	Lessor
Pest Control		Replacement of Tubes, Bulbs, LEDs	Lessor
		Building Maintenance (including Physical Plant)	Lessor
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Revised: 9/11/2018

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PROPOSER INFORMATION			
NAME OF PROPOSER (LESSOR): [REDACTED]		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP) LLC	
ADDRESS OF PROPOSER: [REDACTED]		CONTACT PERSON: [REDACTED]	
		TELEPHONE NUMBER: [REDACTED]	
		EMAIL ADDRESS: [REDACTED]	
PROPOSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 4639 E. Pickard Mt. Pleasant, MI 48858		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES: % LEASED TO STATE:
		8,520	4,020 47.18%
PROPOSER HAS TITLE OR LEGAL AUTHORITY <input checked="" type="radio"/> Yes <input type="radio"/> No		TOTAL NUMBER OF ON-SITE PARKING SPACES: 73	
WHAT IS THE CURRENT ZONING? B-6		NUMBER OF HANDICAPPED PARKING SPACES: 8	
		NUMBER OF ON-SITE PARKING SPACES FOR STATE: 40	
INITIAL LEASE TERM: 10 yrs CANCELLATION TYPE: Standard WITH 60 days notice			
ANNUAL RATE 118,590.00	MONTHLY RENT 9,882.50	SQ. FT. RATE 29.50	
RENEWAL OPTION: 5 yrs CANCELLATION TYPE: Standard WITH 60 days notice			
ANNUAL RATE 126,630.00	MONTHLY RENT 10,552.50	SQ. FT. RATE 31.50	
RENEWAL OPTION: 5 yrs CANCELLATION TYPE: Standard WITH 60 days notice			
ANNUAL RATE 140,700.00	MONTHLY RENT 11,725.00	SQ. FT. RATE 35.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 450,000.00		LUMP SUM COST TO BE ADDED TO FIRST MONTH RENT: \$ 0.00	
RECYCLING AVAILABLE? <input checked="" type="checkbox"/> None <input type="checkbox"/> Plastic <input type="checkbox"/> Glass <input type="checkbox"/> Metal <input type="checkbox"/> Paper	IS COST OF RECYCLING INCLUDED IN RATES? <input type="radio"/> Yes <input checked="" type="radio"/> No	RECYCLING COST PER SQUARE FOOT \$ 0.00	
Indicate any of the following: <input checked="" type="checkbox"/> Free Rent for 6 Months <i>at end of lease</i> <input type="checkbox"/> Tenant Improvement Allowance of \$			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:			
Heat and Air Conditioning Utilities	[REDACTED]	Telecom / Data	[REDACTED]
Electricity	[REDACTED]	Alarm System Equipment	[REDACTED]
Water and Sewer	[REDACTED]	Grounds Maintenance	[REDACTED]
Janitorial Services and Supplies (Including Restroom)	[REDACTED]	Snow Removal	[REDACTED]
Water Well and/or Septic System Maintenance	[REDACTED]	Dumpster Services	[REDACTED]
Maintenance of Sidewalks, Curbs and Parking Lot	[REDACTED]	Maintenance of Portable Fire Extinguishers	[REDACTED]
Pest Control	[REDACTED]	Replacement of Tubes, Bulbs, LEDs	[REDACTED]
		Building Maintenance (Including Physical Plant)	[REDACTED]
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PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: February 26, 2019			
This form must be completely filled in, signed, and returned to: DTMB-Real Estate Division ATTN: Marchan Darby 3111 W. St. Joseph Street Lansing, MI 48917		SIGNATURE(S): [REDACTED] NOT VALID UNLESS SIGNED & DATED PROPOSAL INCLUDES ATTACHMENTS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	